

Planning Committee

Meeting Date: 25 June 2024

Contact Officer: Graeme Markland, Neighbourhood Plan Continuity Officer

24 Hampden Avenue – Amendment No.1

[P24/S1630/HH](#)

Single and two store rear extensions with rendered exterior (As amended by plans received 2024-06-11 showing brickwork retained to the exterior of the existing house).

This report has been prepared as Officers were recommending that TTC object to the original plans on the following grounds:

- *The proposal would have a negative impact on the character of the area and would not respect the property's relationship with Number 22 Hampden Avenue, contrary to Local Plan 2035 Policy DES2 and Thame Neighbourhood Plan Policy ESDQ16.*
- *The rear, first floor windows are not consistent with the Joint Design Guide.*

Officers subsequently requested the application be called in – this all happened since the 28/5/24 planning committee. This triggered amended plans which are now presented and address Officer's original concerns. Therefore, as the front rendering has been removed, the application is recommended for support.

1. Officer Recommendation:

SUPPORT and comment:

- The rear, first floor windows are not consistent with the Joint Design Guide.

2. Key Issues:

- Impact on Neighbouring Amenity

It is proposed to build a full-width single storey extension and part-first floor extension and gable end. In terms of height, scale and mass the two-storey rear element would be similar to others deemed acceptable within the same street.

- Parking and Access

Parking and access would remain unchanged.

- Impact on the Character and Appearance of the Area

It is proposed to replace the windows with grey-framed casements. The main windows on the frontage would keep their existing widths and height, as recommended by the District Council's Joint Design Guide. The doorway would be slightly widened, to one metre to

allow for easier access. The wall above the door would be glazed upwards to eaves height. While somewhat out of character with the area this feature would not necessarily be out of step with recommendations found within the Design Guide.

The 2021 Thame Character Study and 2023 Thame Design Codes note that the area of Southern Thame is typified by harmonious colour palates, building materials and the use of gable rooves. An image of a pair of semi-detached homes in Hampden Avenue are used to typify the area's strengths within the Character Area report.

It is proposed to cover the rear and side extension with white render. Aside from slightly varying porches, no other properties in Hampden Avenue visibly use materials that fail to match the existing buildings. While a technical breach of the District Council's Design Guide, being visible from the public realm, this incongruous material will only be visible at the gap between 24 and 26 Hampden Avenue. The render would also start at the new join between the existing and extended part of the property. The edge of the new side door and one of the new windows would also sit on this join. The preservation of the existing brickwork on the older part of the building should keep the property's relationship with both the semi-detached neighbouring property, number 22 Hampden Avenue and the existing street scene, which is pleasant and harmonious.

- Design

The extension's rear, first-floor windows are not in line with the Joint Design Guide, which advises that the proportion and rhythm of rear window openings should match the principal dwelling.

3. Planning History:

Application Number	Description	TTC Decision	SODC Decision
P19/S3430/HH	Removal of existing front and rear canopy, new glazed canopy over front door, front door moving position, new window and door openings and existing windows replaced.	No objections	Granted

4. Risk Appraisal

Dependent on the Town Council's recommendation to SODC is it likely that there would be a contrary decision by SODC? If so then a councillor should be nominated at the meeting to represent the views of the Town Council at the planning committee.

5. Policies Relevant to the Application

The following policies are of particular relevance when considering this application.

Thame Neighbourhood Plan

- H6 Design new development to be of high quality
- ESDQ15 Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Thame's character
- ESDQ16 Development must relate well to its site and its surroundings

- ESDQ20 Building style must be appropriate to the historic context
- ESDQ28 Provide good quality private outdoor space

SODC Local Plan 2035 Policies

- DES1 Delivering high quality development
- DES2 Enhancing local character
- DES3 Design and access statements
- DES5 Outdoor amenity space
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- H20 Extensions to dwellings